

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/12 Bartlett Street, Hampton East Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000 & \$520,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Hampton East

Period - From

23/07/2024

to

22/07/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6/13 Baker St MOORABBIN 3189	\$550,000	25/02/2025
2	408/11 Central Av MOORABBIN 3189	\$545,000	19/05/2025
3	6/8 Brentwood St BENTLEIGH 3204	\$501,000	17/05/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/07/2025 16:35



 2
  1
  1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$520,000

Median Unit Price

23/07/2024 - 22/07/2025: \$700,000

Enjoy spacious modern living in this 75sqm/8sq (approx) bright and beautifully presented 2-bedroom, 1-bathroom apartment, perfect for first-home buyers, downsizers, or savvy investors. This first floor 2-bedroom apartment is at the top of its game with its light-filled orientations to the east and west and cool commuter location. In the heart of the restaurant and rail precinct, this well-designed and expansive apartment adapts to every lifestyle with open-plan living flowing to a sunset-view main bedroom and a second bedroom both with built in robes.

Comparable Properties



6/13 Baker St MOORABBIN 3189 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$550,000

Method: Private Sale

Date: 25/02/2025

Property Type: Apartment



408/11 Central Av MOORABBIN 3189 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$545,000

Method: Private Sale

Date: 19/05/2025

Property Type: Apartment



6/8 Brentwood St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$501,000

Method: Auction Sale

Date: 17/05/2025

Property Type: Apartment

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598